



APPROVED MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **February 13, 2006** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: none

Staff Present: Trudi Ryan, Planning Officer; Rebecca Moon, Assistant City Attorney; Gerri Caruso, Principal Planner; Jamie McLeod, Associate Planner; Ryan Kuchenig, Assistant Planner and Debbie Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

Harriet Rowe, resident of Sunnyvale, said she recently attended a public hearing regarding the Best Buy and PetSmart stores at 760 and 770 E. El Camino Real. She said at the meeting she stated her concerns and her comments may have left the impression that the Planning Commission approved the designs for the stores. She wanted to apologize and clarify that she thinks the Planning Commission works very hard and diligently to make their decisions and that regarding the Best Buy and PetSmart development, that the Planning Commission actually recommended denial of the Special Development Permit.

APPROVAL OF MINUTES of January 23, 2006

ACTION: Comm. Sulser made a motion to approve the minutes of January 23, 2006 with a modification. Comm. Klein seconded the motion. Motion carried unanimously, 6-0.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **Places of Assembly Located within Industrial and Commercial Zones - Study Issue – RK (Staff requests continuance to February 27, 2006, special start time of 7:00 p.m.)**

ACTION: Vice Chair Fussell made a motion on 2005-0027 to continue the item to February 27, 2006 with a special start time of 7:00 p.m. Comm. Klein seconded. Motion carried unanimously, 6-0.

Appeal Options: None, item to be continued to the February 27, 2006 Planning Commission Meeting.

2. **2005-1208 - Appeal of a decision by the Director of Community Development denying a Miscellaneous Plan Permit to allow a change to the color of the roof for a site located at 415 East El Camino Real (APN: 211-01-029) JM**

ACTION: Comm. Simons made a motion on 2005-1208 to uphold the decision by the Director of Community Development and deny the appeal, and require the shake to be repainted to the original dark brown color. Vice Chair Fussell seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This decision of the Planning Commission is final.

3. **2005-1228 – Jack May [Applicant / Owner]: Application for a Use Permit on a 3.3-acre site to allow a modified plan for an approved self-storage use including increased floor area for a total of 135,554 square feet and 3-story buildings within the center of the site. The property is located at 1165 East Arques Avenue (near Lawrence Expwy.) in an M-S (industrial & Service) Zoning District. (Negative Declaration) (APN: 205-24-013) RK**

ACTION: Comm. Klein made a motion on 2005-1228 to adopt the Negative Declaration and approve the Use Permit with modified conditions; to modify Condition of Approval (COA) 7.A.3. to include the language “large species, native trees as appropriate for the site.” and to include the number of trees to be replaced as the site has been demolished; and to add COA 1.H. requiring that the developer post a construction schedule to let the daycare center know about major activities that could impact the daycare center. Comm. Babcock seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than February 28, 2006.

4. 2005-1159 – Justin Mozart [Applicant] Joe Torres [Owner]: Application for related proposals on a 12,900 square-foot site located at **444 South Taaffe Street** (near W Olive Ave) in a DSP-12 (Downtown Specific Plan/Block 12) Zoning District. (APN: 209-28-050) JM;

- **Special Development Permit** to allow the construction of four new single-family homes,
- **Tentative Map** to subdivide one lot into four lots.

ACTION: Comm. Simons made a motion on 2005-1159 to approve the Special Development Permit and Tentative Map with modified conditions; to modify Condition of Approval (COA) 7.H. to read "...with a specimen native tree, large species, as appropriate for the site of at least 36-inch box size."; to add COA 7.L., "Use landscaping to address the privacy concerns along the rear property line."; to modify COA 7.B. replacing the word "impervious" with "pervious" regarding the type of decorative paving for the shared driveway. Comm. Sulser seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than February 28, 2006.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan said the City Council met several times since the last Planning Commission meeting and considered various planning related items.

The Council met in regular session on January 24, 2006 and considered two appeals for 521 and 539 E. Weddell Drive and an appeal of a shed on Lakechime Drive. The two Weddell items were continued from the January 10, 2006 Council meeting. Council denied the appeals and granted the use permits. The appellant indicated the original concerns that prompted the filing of the appeal are no longer issues and the Council upheld the decisions of the Planning Commission on approving the two Use Permits. The Lakechime item was continued to March 21, 2006 as request by the applicant.

The Council held a special meeting, the annual Fiscal Issues Workshop, on January 30, 2006 and discussed with staff various issues associated with the City's budget. No particular decisions were made at this meeting as the workshop provides opportunity for Council to ask questions and obtain additional information from staff.

The Council met in regular session on January 31, 2006 and considered a status report on the Best Buy/PetSmart development discussing the project impact on the adjacent residential neighborhood. The City Manager offered to meet with

neighbors of the site to receive input. The City Manager will meet with the Best Buy and PetSmart representatives to discuss the potential of making some changes. The Council also continued a General Plan Initiation item for Weddell Drive to February 14, 2006 as requested by the applicant.

The Council held a special all-day workshop regarding the 2006 Budget Restructure Review on February 4, 2006. City Council requested a joint study session with the Planning Commission to discuss processes and procedures. The date for the joint session is still to be determined.

Ms. Ryan commented on several upcoming meetings that will include planning related items. On February 14, 2006 the Council will consider whether to approve two proposed General Plan Initiations, one for 521 and 539 East Weddell Drive and another for 1275-1287 Lawrence Station Road. If approved, staff will study amending the General Plan to change the land use designations on Weddell from Industrial to Neighborhood Commercial or Civic Center designation and on Lawrence Station Road from Industrial to Very High Density Residential and mixed use.

The Council is scheduled to meet in regular session on March 7, 2006 and will consider the Places of Assembly Study Issue and an appeal of a Planning Commission decision denying a use permit for a seminary at 850 Stewart Drive. Ms. Ryan commented that the Planning Commission will consider the Places of Assembly Study Issue at the February 27, 2006 and the meeting minutes will need to be turned around in a couple of days in order to include them in the Report to Council for the March 7, 2006 Council meeting.

Comm. Babcock confirmed with staff that the minutes for the Places of Assembly item would be forwarded by e-mail to the Planning Commissioners when completed.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer